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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**

**Redshots Close, Marlow**

A Five Bedroom Detached Family Home With A 0.23 Acre Plot

**Guide Price £1,100,000**

Freehold



## 21 Redshots Close, Marlow, SL7 3LW

- Great Potential and Scope for Extending (STPP)
- Cul-De-Sac Location to The North Side of Marlow
- Triple Aspect Lounge/Diner & Kitchen & Cloakroom on The Ground Floor
- Five Bedrooms & Four-Piece Family Bathroom on The First Floor
- Two Separate Garages & Driveway Parking for Several Vehicles



Introducing a unique opportunity to own this detached family home in Marlow, offering ample potential for extension (STPP) on its generous 0.23 Acre plot. Situated at the end of a quiet cul-de-sac, this property features 5 bedrooms, 1 bathroom, and two garages with the opportunity to transform them into additional living space (STPP). Boasting driveway parking for several vehicles, this property presents a wonderful opportunity for those seeking a project. In need of modernisation, this home provides the perfect blank canvas for someone looking to create their dream living space. Located within a great catchment area for local schools and just a mile from the bustling Marlow High Street, residents will enjoy easy access to amenities, shops, and dining options. Furthermore, with the A404 within 1 mile, commuting to the M4 and M40 is a breeze. Don't miss out on the chance to view this fantastic property with endless possibilities.





## Exterior

The Garden wraps around the front of the house to the side and through to the rear, the plot totals approx. 0.23 Acres. It is mainly laid to lawn with a patio area and all enclosed by mature shrub borders. There is a hardstanding area to the front providing parking for several vehicles and access to the two individual garages.

## Situation

Marlow is a charming and historic town set in the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings or taking part in the many sports and recreational activities available within the local area. The railway station in Marlow provides access to London (Elizabeth Line and GWR) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.



## Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Broadband: Ask Agent

Local Authority - Buckinghamshire Council

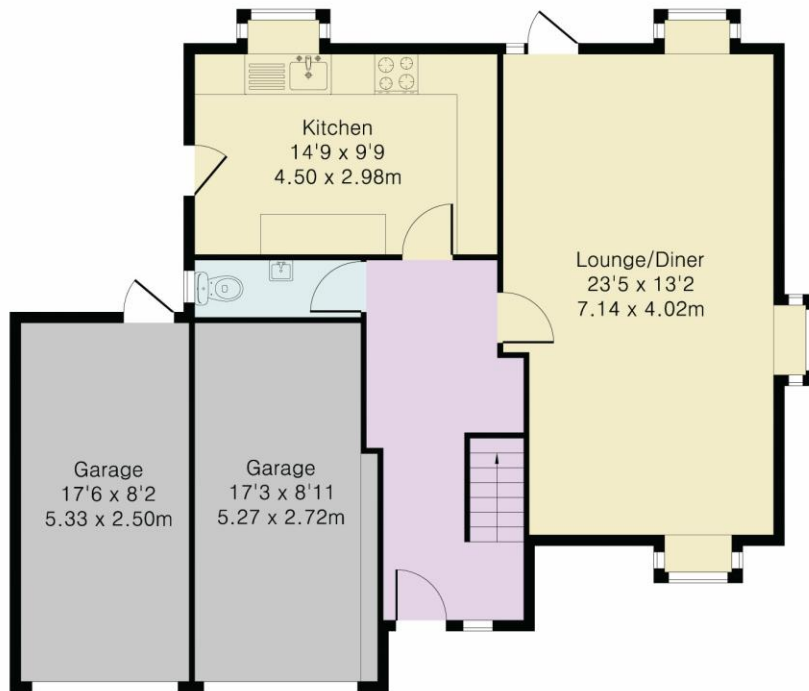
Council Tax Band - F

Energy Performance Rating - C70

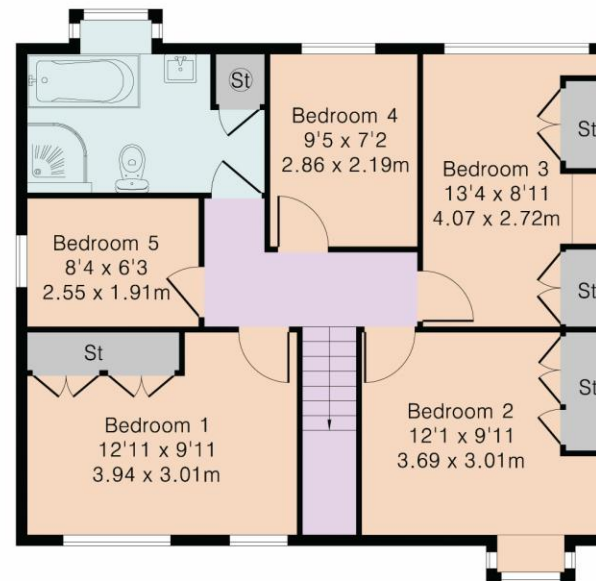
**Approximate Gross Internal Area 1598 sq ft - 149 sq m**

Ground Floor Area 925 sq ft – 86 sq m

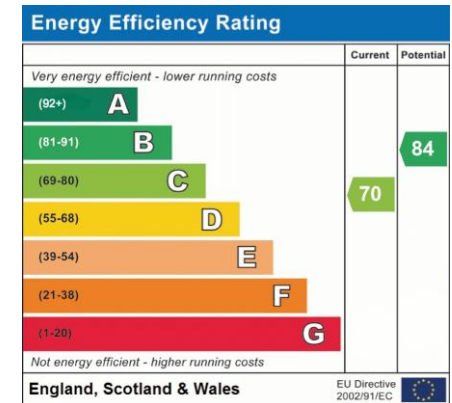
First Floor Area 673 sq ft – 63 sq m



Ground Floor



First Floor



**VIEWINGS - Strictly by appointment only with Simmons & Sons - Marlow Sales**

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